# CPAM 2005-0007 Arcola Area/Route 50 Comprehensive Plan Amendment

Planning Commission Worksession May 1, 2006

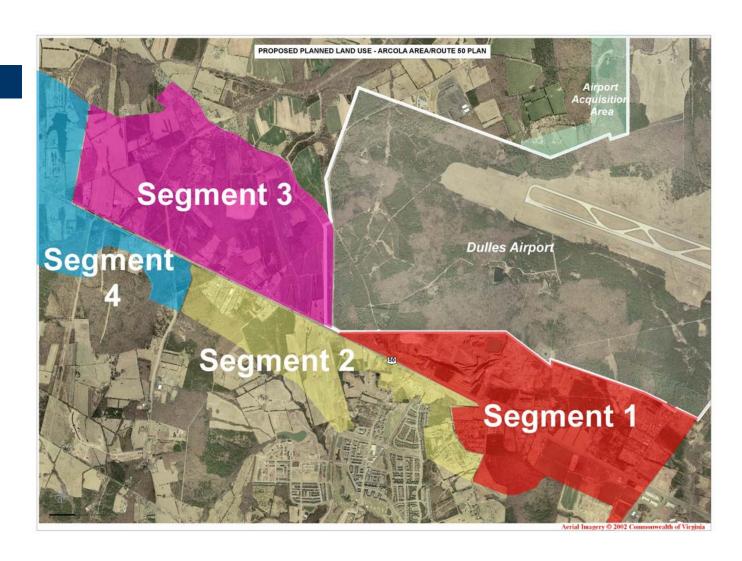
#### Agenda for tonight

- Re-cap from last worksession
- Overview of Corridor area
- Route 50 Segment leaders
- Dulles South Transportation Alliance
- Policy Discussion
- Next Steps

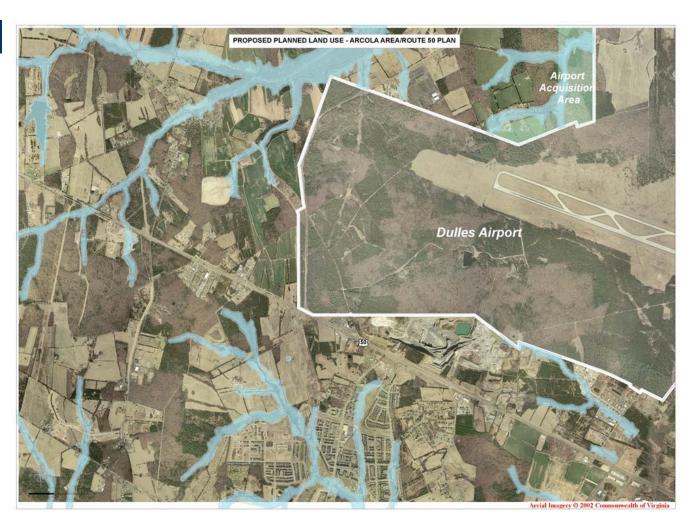
#### **Commission Concerns**

- Vision for corridor area
- Existing conditions
- Clarification/definition retail uses
- Clarification business land use policies
- Transportation analysis and impacts
- Fiscal impacts/capital impacts
- Policy language suggestions

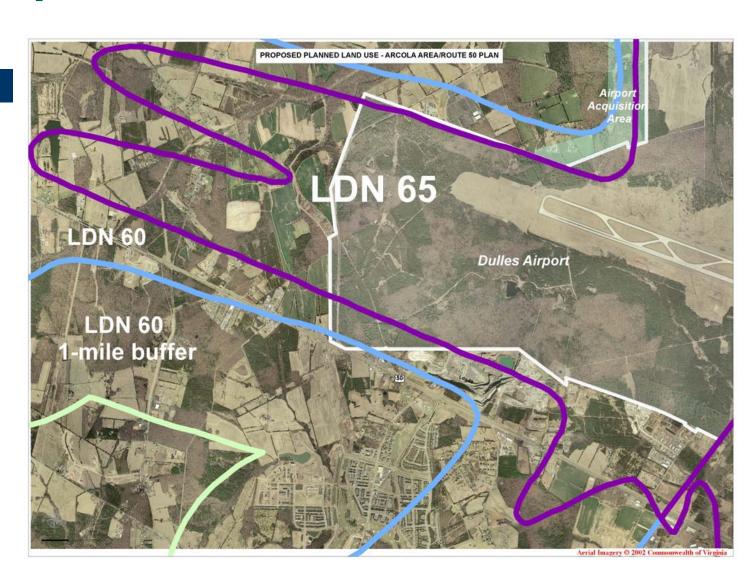
#### **Overview of Arcola Area/Route 50**



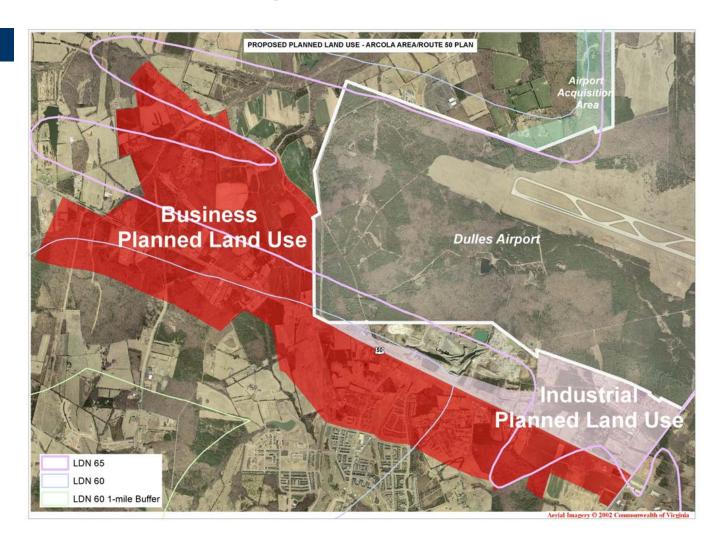
# Washington Dulles International Airport



### **Airport Noise Contours**



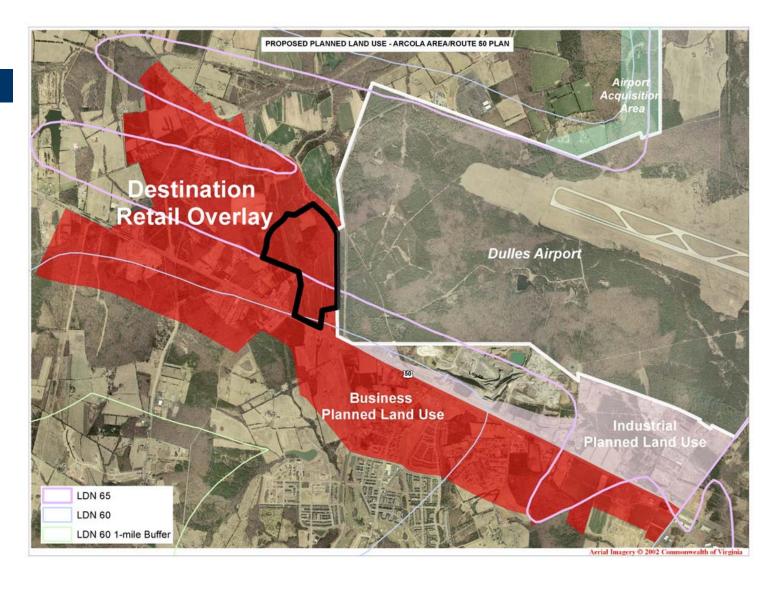
# **Proposed Policies – Business and Industrial Land Uses**



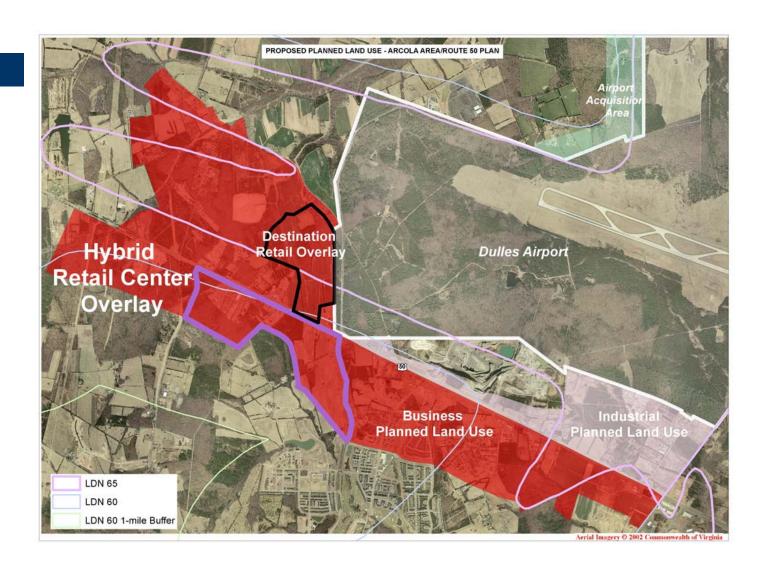
#### **Current vs. Proposed Policies**

- Supplements existing <u>Revised General Plan</u> and Retail Plan policies.
- Current policies limit retail development in Business communities to 10%.
- Proposed policies allow for increased retail if certain criteria are met.
- Corridor Retail replaced by a hybrid retail center (south of Route 50) and destination retail within a Lifestyle Hub (north of Route 50)

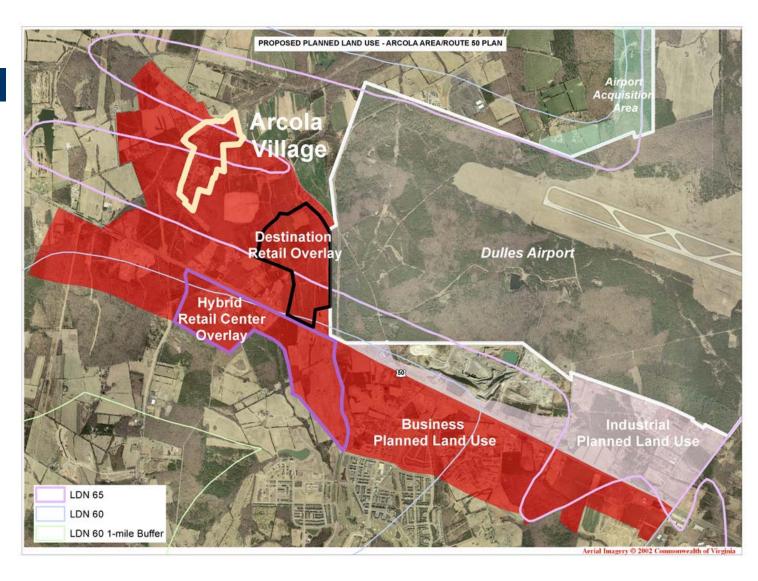
#### **Destination Retail Overlay**



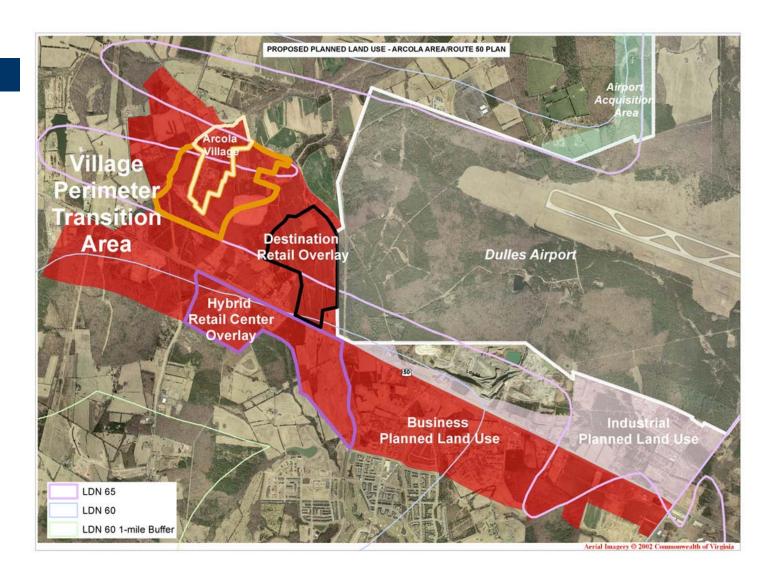
## **Hybrid Retail Center Overlay**



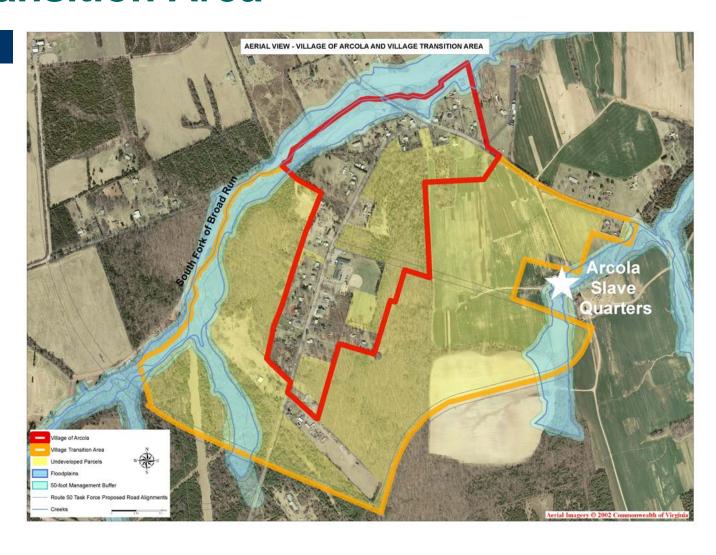
### **Arcola Village Overlay**



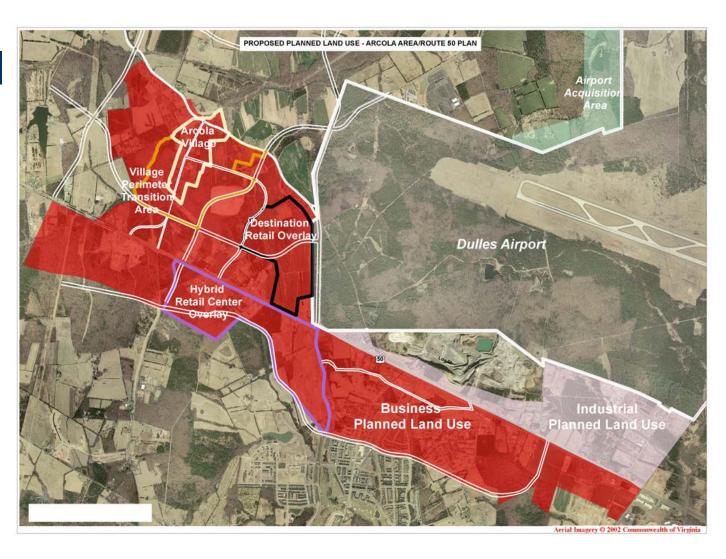
#### Village Perimeter Transition Area



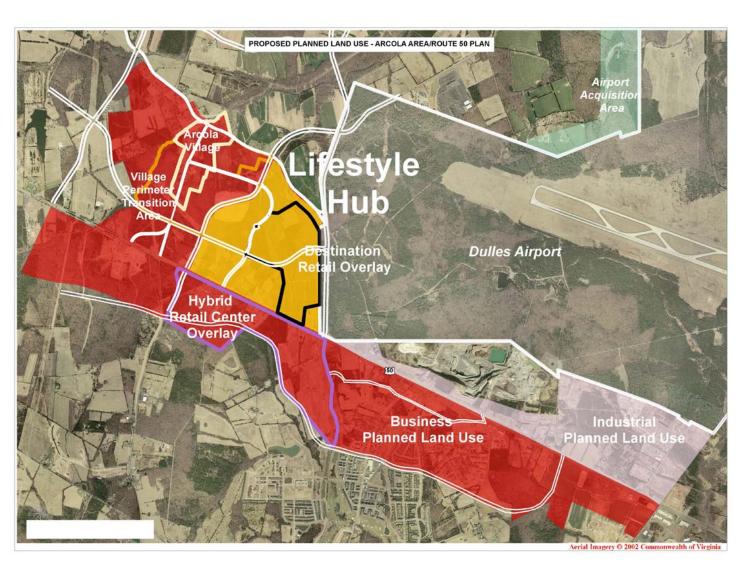
#### Village of Arcola and Village Perimeter Transition Area



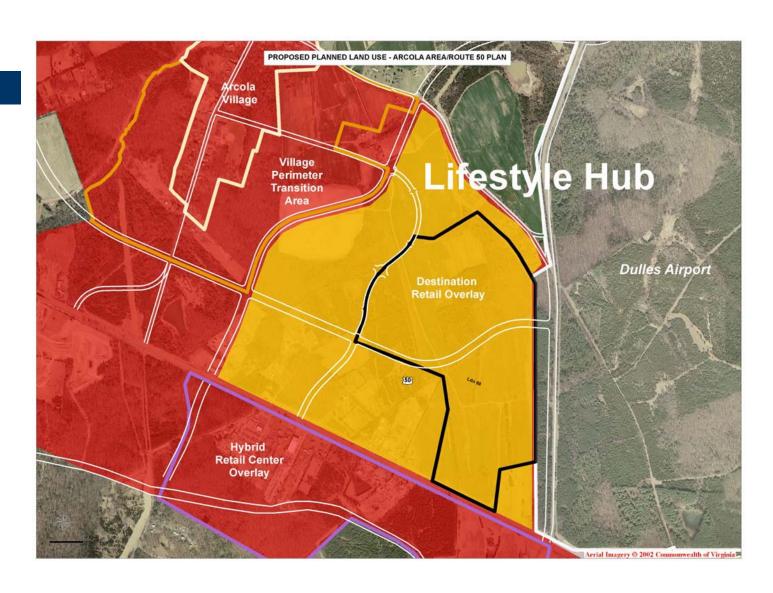
## **Proposed Road Alignments**



## **Lifestyle Hub**



### **Lifestyle Hub**



#### **Summary**

- Modified Business and Industrial policies supplemental to existing policies
- Increased residential and retail uses when certain criteria are met
- Corridor Retail replaced by a hybrid retail center (south of Route 50) and destination retail within a Lifestyle Hub (north of Route 50)
- Arcola Village Overlay
- Village Perimeter Transition Area Overlay

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#### **CTP Roads**

